

**TALLAHASSEE/LEON COUNTY LAND ID PROJECT
DOCUMENT SUMMARY**

Project Name: Rhoden Cove Limited Partition

PETS Activity Number: LSP040062

Project Type: Limited Partition

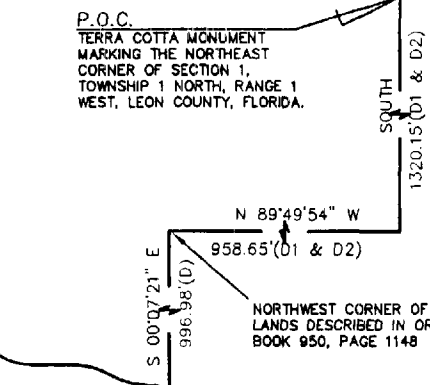
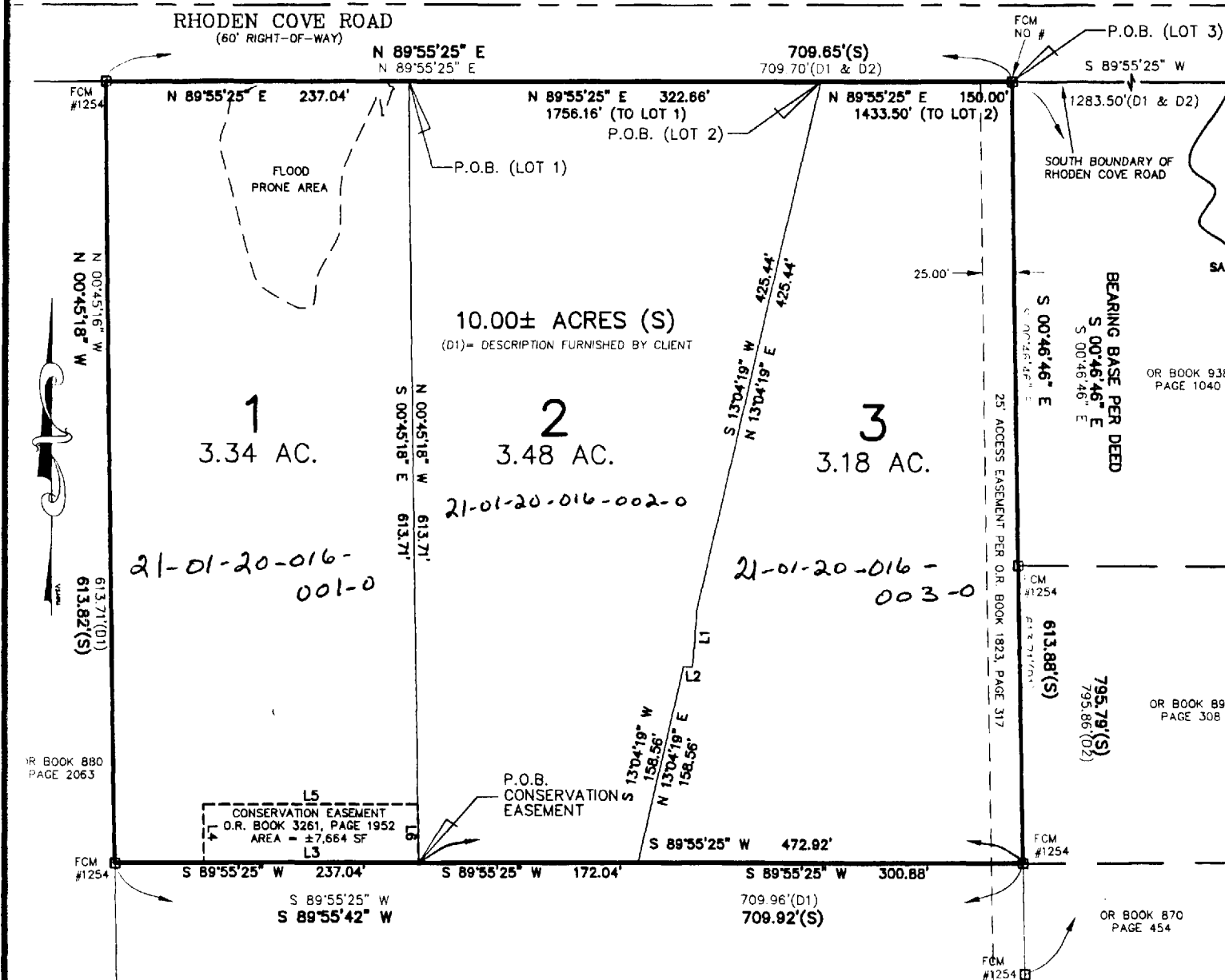
Description: 21-01-20-016-0020

Submittal Date: 4/18/15 Scan Date: 4/20/15

Status: **Under Review** **Conditional Approval**

Approved

- LEGEND**
- FCM FOUND CONCRETE MONUMENT
 - SCM SET CONCRETE MONUMENT
 - NO. 8248 (4"x4")
 - FOUND IRON ROD PER (5/8")
 - SET IRON ROD PER NO. 8248 (5/8")
 - R/W RIGHT-OF-WAY
 - C/L CENTER LINE
 - P/P POWER POLE
 - TELEPHONE POLE
 - OVERHEAD WIRE
 - ABANDONED WIRE
 - AD. ADRIE
 - AC. ASPHALT
 - AV. AVENUE
 - BLDG. BUILDING
 - BLVD. BOULEVARD
 - B.M. BENCH MARK
 - BOT. BOTTOM
 - BRG. BEARING
 - B.W. BARBED WIRE
 - C.B. CATCH BASIN
 - C.G. CURB AND GUTTER
 - C.M. CORRUGATED METAL PIPE
 - CO. COUNTY
 - CONC. CONCRETE
 - CULV. CULVERT
 - DEED INFORMATION
 - STATE OF FLORIDA
 - DEPARTMENT OF
 - TRANSPORTATION
 - DR. DRIVE
 - E. EAST
 - E.A. EACH
 - EL. ELEVATION
 - F.E. FLOOR ELEVATION
 - F.H. FIRE HYDRANT
 - FND. FOUND
 - FR. FRAME
 - FT. FEET
 - GRD. GROUND
 - G.V. GAS VALVE
 - H.W. HIGH WATER
 - HWY. HIGHWAY
 - I.D. INSIDE DIAMETER
 - IN. INCH
 - I.P. IRON PIPE
 - I.R. IRON ROD
 - M.H. MANHOLE
 - M.H.W. MEAN HIGH WATER
 - M.L.W. MEAN LOW WATER
 - MON. MONUMENT
 - M.S.L. MEAN SEA LEVEL
 - N. NORTH
 - N.E. NORTHEAST
 - NGS. NATIONAL GEODETIC SURVEY
 - NGVD. NATIONAL GEODETIC VERTICAL DATUM
 - NO. NUMBER
 - N&C. NAIL & CAP
 - NW. NORTHWEST
 - O.R. OFFICIAL RECORDS
 - (P). PLATTED DATA
 - P.C. POINT OF CURVE
 - P.C.C. POINT OF COMPOUND CURVE
 - P.O.P. PERMANENT CONTROL POINT
 - P. POINT OF INTERSECTION
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.T. POINT OF TANGENT
 - P.P. POWER POLE
 - P.R. PAIR
 - P.R.C. POINT OF REVERSE CURVE
 - PRM. PERMANENT REFERENCE MONUMENT
 - PT. POINT OF TANGENCY
 - R. RADIUS
 - RD. ROAD
 - REF. REFERENCE
 - REF.M. REFERENCE MARK
 - R.H. RAILROAD
 - R/W. RIGHT OF WAY
 - (S). SURVEY INFORMATION
 - S. SOUTH
 - SEC. SECTION
 - SR. STATE ROAD
 - S.S. SANITARY SEWER
 - ST. STREET
 - STA. STATION
 - S.W. SIDEWALK
 - T. TOWNSHIP
 - T.B.M. TEMPORARY BENCH MARK
 - T.C. TERRA COTTA
 - T.E.P. TELEPHONE
 - USC&GS U.S. COAST AND GEODETIC SURVEY
 - USGS U.S. GEOLOGICAL SURVEY
 - W. WEST
 - W.M. WATER METER
 - W.V. WATER VALVE
 - W.V. FOUND IRON PIPE
 - W.V. FOUND PINCH PIPE
 - W.V. FOUND NAIL & CAP
 - W.V. SET NAIL & CAP



LINE	BEARING	DISTANCE
L1	S 04°15'12" W	45.64'
L2	N 85°44'48" W	7.08'
L3	S 89°55'25" W	167.61'
L4	N 00°45'18" W	45.74'
L5	N 89°55'42" E	167.61'
L6	S 00°45'18" E	45.72'

NOTES:

- 1) BEARINGS ARE BASED EAST BOUNDARY OF PARENT TRACT AS SHOWN HEREON.
- 2) THIS SURVEY IS DEPENDENT ON EXISTING MONUMENTATION AS SHOWN.
- 3) NO UNDERGROUND FOOTERS OR ROOF OVERHANGS ARE LOCATED BY THIS SURVEY.
- 4) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- 5) DESCRIPTIONS FOR LOTS 1, 2, 3 AND CONSERVATION EASEMENT BASED ON OVERALL LEGAL OF PARENT TRACT PER DEED.
- 6) FLOOD INSURANCE RATE MAPS INDICATE THE PROPERTY IS LOCATED IN FLOOD ZONE "X" AS INDICATED ON COMMUNITY NO. 12073C 0120D LEON COUNTY, FLORIDA 11/19/97.
- 7) SEE SHEETS 2 THRU 6 FOR DESCRIPTIONS.
- 8) ANY FURTHER SUBDIVISION OF THE LOT OR LOTS SHALL BE SUBJECT TO THE PLATTING REQUIREMENTS AS SPECIFIED IN SECTION 10-142B, SITE AND DEVELOPMENT PLANS, AS APPLICABLE, OF THE LEON COUNTY LAND DEVELOPMENT CODE.
- 9) SURVEY INFORMATION SHOWN HEREON BASED ON OVERALL BOUNDARY SURVEY PERFORMED BY THIS FIRM.

NOT A BOUNDARY SURVEY

4/4/05

Barbara J. Bergstrom

BARBARA JO BERGSTROM
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA
CERT. NO. 5754

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT BOUNDARIES.

DRAWN BY: j/bj/SKO

CHECKED BY: BJB

DATE: 07/09/04

REVISIONS:

11/11/04 - LIMITED PARTITION
01/10/05 - LIMITED PARTITION REV.
04/04/05 - EASEMENT INFO

SCALE 1" = 120'

FIELD BOOK 185, PAGE 15-18
SURVEY DATE: 08/17/04
BASE OF SURVEY: DEEDS OF RECORD AND PLANS PROVIDED BY CLIENT

POOLE ENGINEERING & SURVEYING, Inc.

LB NO. 6745

2145 DELTA BOULEVARD, SUITE 100
TALLAHASSEE, FLORIDA 32303
TELEPHONE #: (850) 386-5117

SKETCH OF DESCRIPTION
RHODEN COVE LIMITED PARTITION
SECTION 1, TOWNSHIP 1 NORTH,
RANGE 1 WEST
LEON COUNTY, FLORIDA

RHODEN COVE LIMITED PARTITION

SHEET NO.
3
OF 7

JOB NO.
03192